169.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,251,200 / 1,251,200
					USE VALUE:	1,251,200 / 1,251,200
					ASSESSED:	1,251,200 / 1,251,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROCKER JONATHAN T
Owner 2:	LEMIEUX JENNIFER A
Owner 3:	
Street 1:	60 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MEYER CARY J & WYNNE -
Owner 2:	-
Street 1:	60 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,300 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Clapboard Exterior and 3612 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7300.000	803,900		447,300	1,251,200
Total Card	0.168	803,900		447,300	1,251,200
Total Parcel	0.168	803,900		447,300	1,251,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.40 | /Parcel: 346.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 111792
GIS Ref:
GIS Ref:
Insp Date: 06/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	803,900	0	7,300.	447,300	1,251,200	1,251,200	Year End Roll	12/18/2019
2019	101	FV	518,300	0	7,300.	447,300	965,600	965,600	Year End Roll	1/3/2019
2018	101	FV	227,800	0	7,300.	377,000	604,800	604,800	Year End Roll	12/20/2017
2017	101	FV	211,200	0	7,300.	345,100	556,300	556,300	Year End Roll	1/3/2017
2016	101	FV	211,200	0	7,300.	293,900	505,100	505,100	Year End	1/4/2016
2015	101	FV	210,200	0	7,300.	255,600	465,800	465,800	Year End Roll	12/11/2014
2014	101	FV	210,200	0	7,300.	236,400	446,600	446,600	Year End Roll	12/16/2013
2013	101	FV	210,200	0	7,300.	224,900	435,100	435,100		12/13/2012

!13050!

PRINT

Date	Time
12/11/20	03:03:42

LAST REV

Date	Time
08/06/19	09:55:38

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13050

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEYER CARY J &	69361-88		5/31/2017	Change>Sale	670,000	No	No		
MEYER CARY J,	54394-208		3/12/2010	Family	1	No	No		
HOSKINS JOHNNY	42528-300		4/16/2004		430,000	No	No		
GAILITIS ILMARS	36128-72		8/14/2002		350,000	No	No		
	14947-224		3/1/1983		99	No	No		A

USER DEFINED

Prior Id # 1:	111792
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2017	1577	New Buil	500,000	O				
11/17/2017	1538	Demoliti	10,000	C				
1/22/2015	94	Manual	2,198					Air sealing and in
9/30/2011	1220	Redo Bas	15,000	C				FIN 260 SFT BMT &
9/9/2002	741	Re-Roof	3,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	Measured	DGM	D Mann
6/20/2018	Permit Visit	DGM	D Mann
3/22/2018	SQ Returned	MM	Mary M
10/5/2017	Measured	DGM	D Mann
5/29/2012	Info Fm Prmt	BR	B Rossignol
12/8/2008	Measured	294	PATRIOT
9/23/2005	MLS	BR	B Rossignol
11/5/2002	MLS	MM	Mary M
12/13/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7300		Sq. Ft.	Site		0	70.	0.88	7									447,299						447,300	

Total AC/HA: 0.16758 | Total SF/SM: 7300 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 447,299 | Spl Credit | Total: 447,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2018	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94069767
Const Adj.:	0.99989998
Adj $ / SQ:	117.575
Other Features:	119766
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	811989
Depreciation:	8120
Depreciated Total:	803869

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	3	HB	1

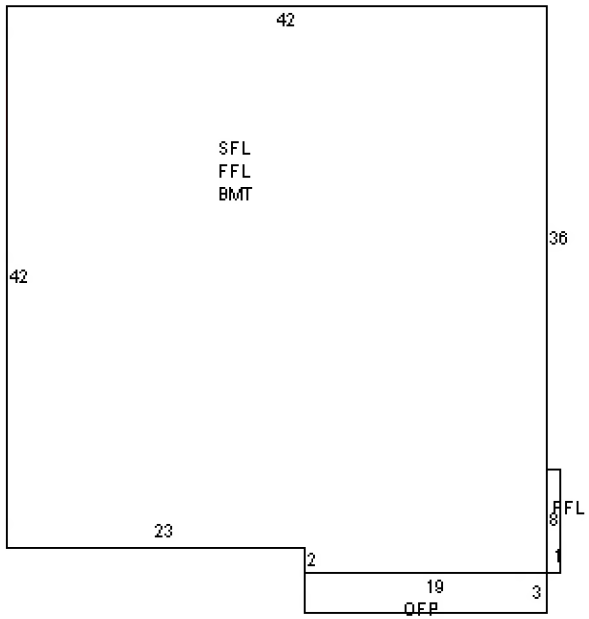
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	156.38
Special Features:	0	Val/Su Net:	146.94
Final Total:	803900	Val/Su SzAd	222.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,810	117.580	212,812
BMT	Basement	1,802	35.270	63,561
SFL	Second Floor	1,802	117.580	211,871
OFP	Open Porch	57	44.000	2,508

Net Sketched Area:	5,471	Total:	
Size Ad	3612	Gross Are	5503	FinArea	3612
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	